

Emerald Heights Unit One

City of El Paso — City Plan Commission — 9/6/2018

SUSU18-00073 — Major Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciagj@elpasotexas.gov

PROPERTY OWNER: Hunt Mission Ridge, Northtowne Village Joint Venture, and River Oaks Properties, LTD.

REPRESENTATIVE: CEA Group

LOCATION: South of Eastlake and West of Peyton, ETJ (Extraterrestrial Jurisdiction)

ACREAGE: 16.209

VESTED: Yes

PARK FEES REQUIRED: No

EXCEPTION/MODIFICATION REQUEST: N/A

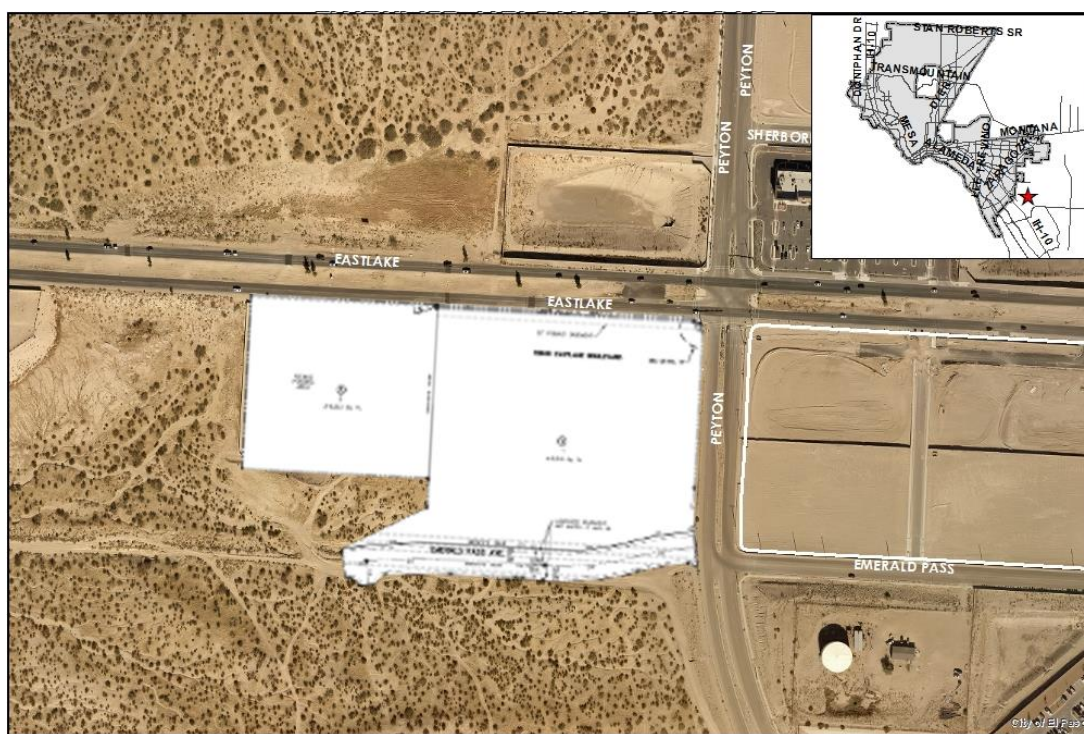
RELATED APPLICATIONS: SULD17-00001 (Land Study)

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 16.209 acres of land into 1 commercial lot, 1 stormwater pond, and the extension of Emerald Pass. Primary access to the subdivision is proposed from Eastlake Boulevard and Peyton Road. This subdivision is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Emerald Heights Unit One on a Major Combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable).

GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed street is connecting to and expanding the existing street network.
Policy 2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, this subdivision does meet the policy. Emerald Pass is a dead-end street; however, Emerald Pass will be extended to I-10 in the future and be a primary access to the future Emerald Heights Unit Three.

BACKGROUND INFORMATION

This application is a subdivision based on the Emerald Heights Land Study (SULD17-00001). The application for SULD17-00001 will be heard at the City Plan Commission meeting held on September 6, 2018.

The Land Study is asking for a modification to allow an 80' minor arterial which consists of (2) 24' paved lanes, (1) 14' raised landscape median, and (2) 4' parkways abutting the curb and (2) 5' concrete sidewalks. Emerald Heights Unit 1 is affected by this modification as Emerald Pass is utilizing this 80' minor arterial.

NEIGHBORHOOD CHARACTER: Subject property located in the ETJ (Extraterritorial Jurisdiction) as well as the surrounding properties. Surrounding land uses are commercial and stormwater ponding. The nearest park is Starduster Park (1.40 miles). The nearest school is Eastlake High School (.12 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

No objections to proposed subdivision.

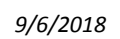
PLAT EXPIRATION:

This application will expire on **March 6, 2019**. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the major subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

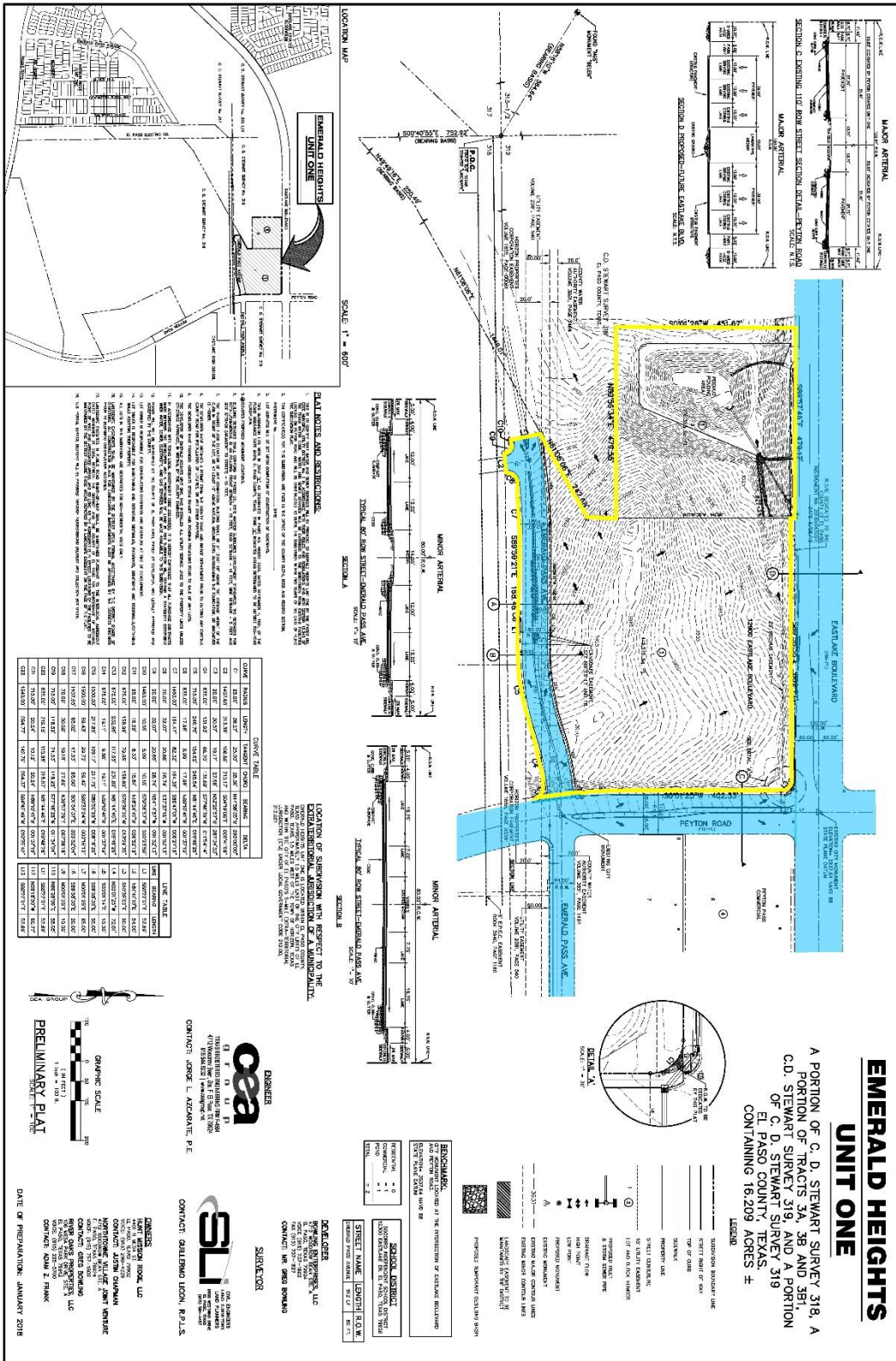
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

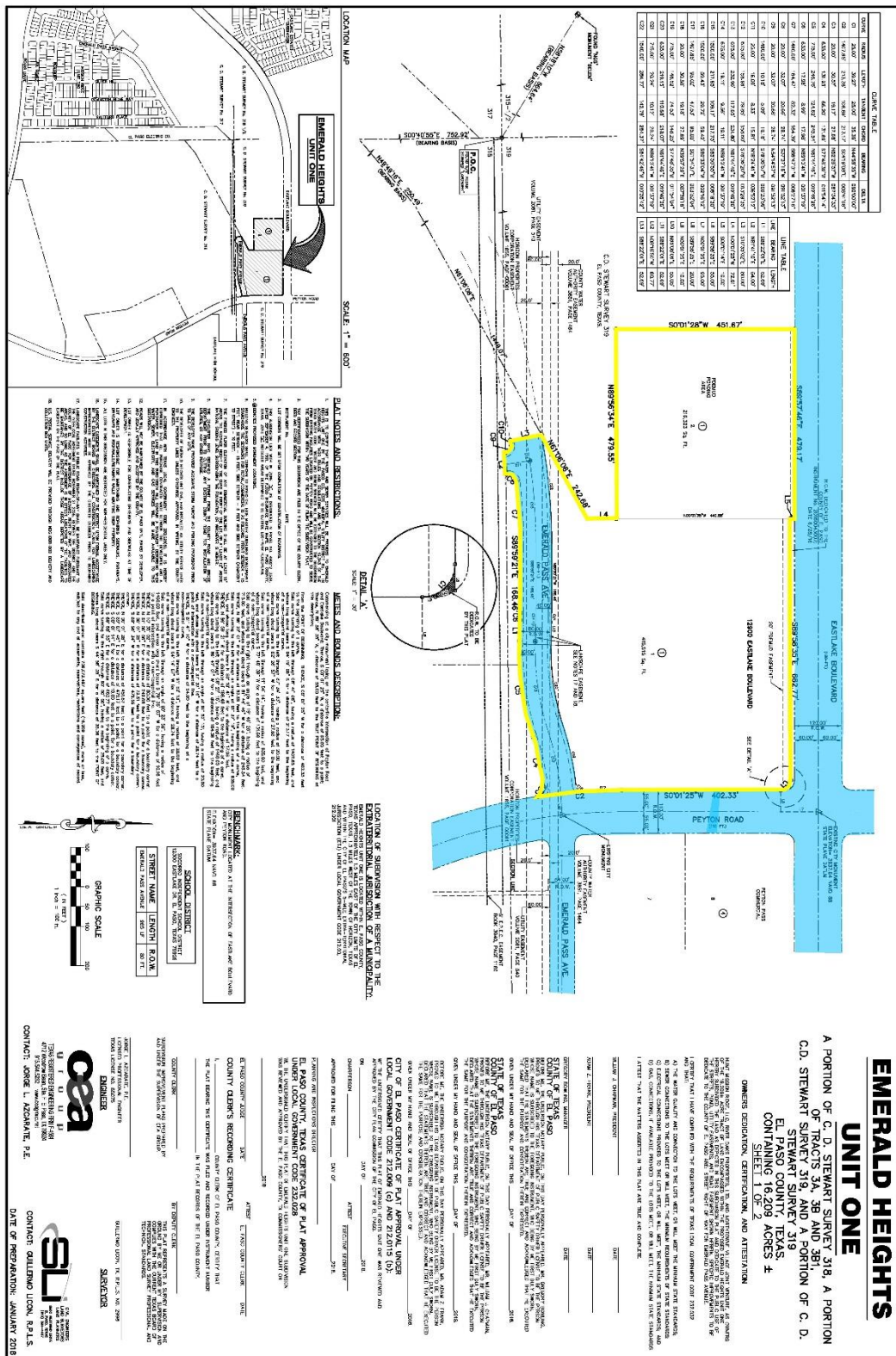
EMERALD HEIGHTS UNIT ONE



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 8/17/2018 FILE NO. SUSU18-00073
SUBDIVISION NAME: Emerald Heights Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of C.D. Stewart Survey No. 318, A Portion of Tracts 3A, 3B and 3B1, of C.D. Stewart Survey No. 319, and A Portion of C.D. Stewart Survey No. 319, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.70</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>4.97</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>9.541</u>	<u>1</u>	Total No. Sites	_____	<u>3</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>16.21</u>	_____

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Sheet flow to proposed storm sewer inlets and underground storm sewer system to discharge to an existing retention basin. The basin will be expanded.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No _____ APPROVED ON 2/28/2018
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

	River Oaks Properties, Ltd. 106 Mesa Park Drive	El Paso, Texas 79912	(915) 225-5700
	Hunt Mission Ridge LLC 4401 N. Mesa Street	El Paso Texas 79902	(915) 298-4226
12.	Owner of record Northtowne Village Joint Venture 4712 Woodrow Bean, Ste. A	El Paso Texas 79924	(915) 757-1627
	(Name & Address)	(Zip)	(Phone)
13.	Developer Bowling Enterprises, LLC. 4712 Woodrow Bean Ste. A	El Paso Texas 79924	(915) 757-1627
	(Name & Address)	(Zip)	(Phone)
14.	Engineer CEA Group 4712 Woodrow Bean Ste. F	El Paso Texas 79924	(915) 544-5235
	(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: See below

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Northtowne Village Joint Venture 

Hunt Mission Ridge LLC 

River Oaks Properties, Ltd. 

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvements – Parks

We have reviewed **Emerald Heights Unit One**, a major combination plat map, and on behalf of CID Parks & Planning Division we offer Applicant / Engineer the following comments:

Please note that per Plat Notes & Restrictions this is a Non-residential subdivision composed of two (2) Commercial lots with a combined area of **16.21-Acres**; Per City Standards a total of **\$16,210.00** would have been required in "Park Fees" however . . .

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A: **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal

No objections.

El Paso Water Utilities – Engineering

EPWater does not object to this request.

The proposed Land Study is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: No objections.